

MASTER PLAN NO. 38 (NEIGHBOURHOOD PLAN – BIRTINYA) 2005

TABLE 1			
LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Regional Hospital	Hospital  Following uses where associated with and ancillary to the hospital:- <ul style="list-style-type: none"> <li>• Accommodation Building;</li> <li>• Child Care Centres;</li> <li>• Commercial premises;</li> <li>• Educational Establishment;</li> <li>• Food Outlet;</li> <li>• Health Care premises;</li> <li>• Public Purposes (limited to emergency services related activities);</li> <li>• Restaurant; and</li> <li>• Shop</li> </ul>	Maximum 33.5 metres, excluding roof structures such as telecommunication towers, aviation aids, vents and stacks.	
Village Centre	Residential Uses limited To: <ul style="list-style-type: none"> <li>• Accommodation Building</li> <li>• Caretakers Residence</li> <li>• Home Occupation</li> <li>• Multiple Dwelling</li> </ul> Commercial Uses limited to: <ul style="list-style-type: none"> <li>• Commercial Premises</li> <li>• Cottage Craft and Sales</li> <li>• Estate Sales Office and associated car park</li> <li>• Food Outlet</li> <li>• Health Care Premises</li> <li>• Laundry</li> <li>• Local Store</li> <li>• Nursery</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Shopping Centre</li> <li>• Veterinary Surgery</li> </ul> Community Uses Limited To*: <ul style="list-style-type: none"> <li>• Child Care Centre, Neighbourhood House, Community Hall or as otherwise defined in the Community Development Strategy</li> <li>• Car park</li> </ul>	Maximum 4 storeys	Residential Uses - Maximum 50 dwelling units per hectare  Commercial Uses – Total Gross Floor Area maximum 3000m2

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LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
	<ul style="list-style-type: none"><li>• Landing#</li><li>• Place of Worship</li><li>• Sport and Recreation</li><li>• Park</li><li>• Public Purpose</li><li>• Public Utility excluding Telecommunications Facilities</li></ul>		
	<p>* Indoor Entertainment (Gymnasium) may be permitted where compatible with the above list of Defined Uses, as demonstrated by an Impact Assessable development application</p>		

